

# Robert Ellis

look no further...



Dereham Drive,  
Arnold, Nottingham  
NG5 6PS

**£180,000 Freehold**

0115 648 5485



/robertellisestateagent



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**\*\* GUIDE PRICE £180,000-190,000\*\***

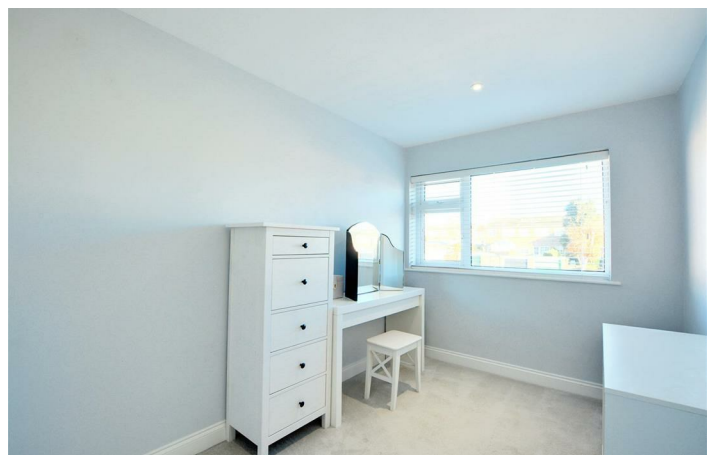
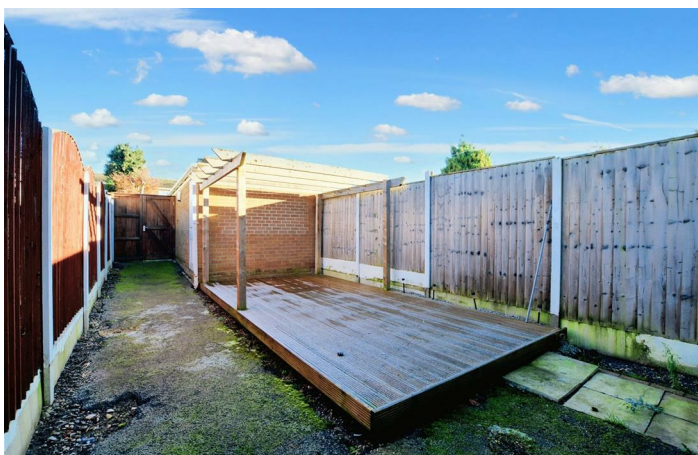
**\*MOVE STRAIGHT IN!\*\* MUST VIEW!\*\***

Robert Ellis Estate Agents are delighted to offer to the market mid terrace home with TWO DOUBLE BEDROOMS situated in Arnold, Nottingham! The property is PERFECT for first time buyers looking to get on to the property ladder or a buy to let landlord.

The property is situated within walking distance from Arnold Hill Academy, Ernham School, Arnold Park, Arno Vale Park, 56, 57X bus route and a short drive to Arnold Town Centre and Mapperley Top.

In brief the property comprises of; entrance hall, lounge, kitchen/diner, TWO DOUBLE BEDROOMS, bathroom and a garage. The property also benefits from a low maintenance enclosed rear garden.

An early viewing on this home is highly recommended to appreciate the accommodation on offer. CALL ARNOLD SALES TODAY 0115 6485485.



### Entrance Hall

5'2" x 18'9" approx (1.58m x 5.74m approx)

UPVC double glazed entrance door, double glazed panels to the side, laminate flooring, wall mounted radiator with cover, stairs to the first floor, door to:

1.97m is the other size you said

### Lounge

9'9" x 13'0" approx (2.99m x 3.98m approx)

Laminate flooring, double glazed window to the front, spotlights to the ceiling, TV point, wall mounted radiator and storage cupboard housing the electric and gas meters.

### Kitchen

7'10" x 12'2" approx (2.4m x 3.72m approx)

Wood effect tiled flooring, two double glazed windows to the rear, double glazed door to the rear garden, wall mounted radiator, spotlights to the ceiling, range of wall and base units with work surfaces over incorporating a sink with mixer tap, four ring induction hob with electric oven below, plumbing for a washing machine, space for a fridge/freezer and ample space for a dining table.

### First Floor Landing

2'5" x 6'4" approx (0.75m x 1.94m approx)

Carpeted flooring, access to the loft, spotlights to the ceiling, storage cupboard housing the combi boiler and doors to:

### Bedroom 1

9'7" x 11'6" approx (2.93m x 3.51m approx)

Carpeted flooring, wall mounted radiator, double glazed window to the front, spotlights to the ceiling and built-in storage cupboard.

### Bedroom 2

7'0" x 11'0" approx (2.15m x 3.37m approx)

Double glazed window to the rear, carpeted flooring, wall mounted radiator, spotlights to the ceiling.

### Shower Room

7'10" to 5'2" x 5'10" approx (2.41m to 1.59m x 1.8m approx)

Linoleum flooring, spotlights to the ceiling, heated towel rail, low flush w.c., vanity wash hand basin with mixer tap

and storage above, tiled splashbacks, walk-in shower with mains fed shower and double glazed window to the rear.

### Outside

To the front there is on road parking and gates leading to the front door.

Decked area to the rear and a small patio area, fencing to the boundaries. Parking accessed from the road to the garage and rear garden.

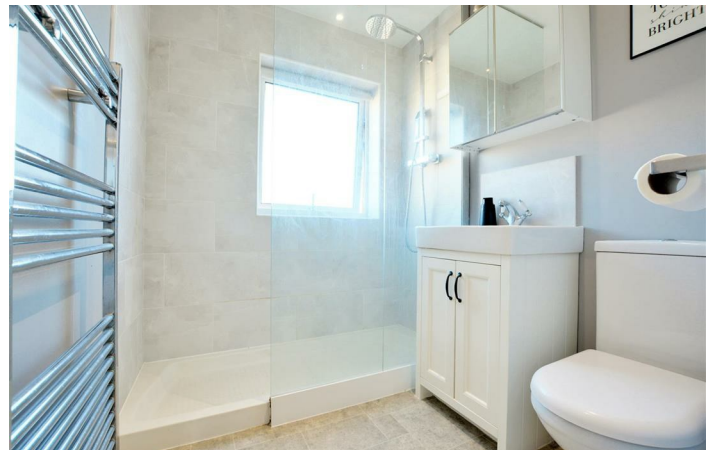
### Garage

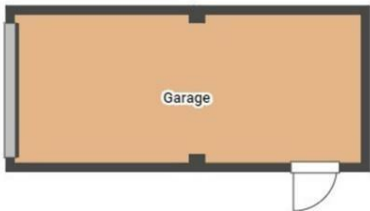
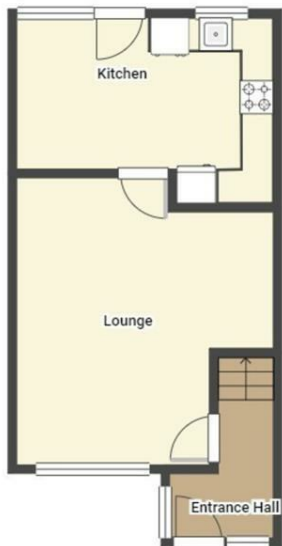
7'10" x 19'1" approx (2.41m x 5.83m approx)

Electric up and over door, power and lighting.

### Council Tax

Gedling Borough Council Band B





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested.